



REDEVELOPMENT AGENCY AGENDA
MEETING OF: JANUARY 16, 2002

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:02 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(12:02)

3-131

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JANUARY 16, 2002

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF DECEMBER 19, 2001

MOTION:

REESE - APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(12:03)

3-136

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JANUARY 16, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

ABEYANCE ITEM - DISCUSSION AND POSSIBLE ACTION REGARDING A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4th STREET AND CLARK STREET (APN 139-34-311-126,127 & 128) - WARD 3 (REESE)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: OBD/Redevelopment

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Staff has negotiated a First Amendment to the Disposition and Development Agreement (DDA) with Pioneer Endeavors, LLC for the development of the Agency owned parcel located at 4th and Clark. The First Amendment is necessary to add additional office space, have less parking in the office building and increase the parking in the City-provided parking garage to accommodate the additional office space.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. First Amendment
3. Original Site Plan
4. Proposed Site Plan
5. Disclosure of Principals
6. Site Map

MOTION:

REESE – STRIKE – UNANIMOUS

MINUTES:

STEVE VAN GORP, Office of Business Development, reported that last fall the City Council

REDEVELOPMENT AGENCY MEETING OF JANUARY 16, 2002

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4th STREET AND CLARK STREET (APN 139-34-311-126,127 & 128)

MINUTES – Continued:

approved the development agreement for new law offices on the corner of Fourth and Clark. The Amendment is to adjust the square footage of the building from 55,000 to 60,000 to allow for more office space, have less parking for the office building, and increase the parking in the City-provided parking garage from 220 to 275 parking spaces to accommodate the additional office space.

DENNIS HANEY, Pioneer Endeavors Group, advised that one of the partners, the court-reporting firm, is having some difficulty with obtaining financing, and they are trying to make some adjustments. Therefore, he requested to come back before the Council with adjusted dates, and the First Amendment Agreement could be approved or the Council could hold it, if so desired.

MAYOR GOODMAN stated that he is looking forward to the completion of this project. He asked when the project might be completed after everything falls into place. MR. HANEY responded that it should be done in about 15 months. A meeting was held with the Small Business Administration who indicated that it would be another five weeks for them to make a decision on the financing for the court-reporting firm.

MR. GORP suggested the matter be held for six weeks. CITY CLERK RONEMUS clarified that the matter should be stricken and brought back when Pioneer is ready.

There was no further discussion.

(12:03 – 12:07)

3-144

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JANUARY 16, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING DEDICATION OF REQUIRED RIGHTS OF WAY TO THE CITY OF LAS VEGAS ON LAND LOCATED ON THE SOUTHEAST CORNER OF LAS VEGAS BLVD AND CLARK AVENUE AND THE SOUTHWEST CORNER OF 6TH STREET & CLARK AVENUE (APN 139-34-310-062 & APN 139-34-710-001) - WARD 3 (REESE)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The agency will, for \$1.00 (one dollar), and other goods and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the City of Las Vegas, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all right, title and interest in and to all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, bound and described as follows on Exhibit A, attached hereto.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Grant Deed & Legal Discription
2. Site map
3. Right-of-way map

MOTION:

REESE – APPROVED as recommended – UNANIMOUS

MINUTES:

STEVE VAN GORP, Office of Business Development, indicated that this is a housekeeping matter on a parcel commonly known as the Bull Dog block, which is located immediately south of the new Federal Courthouse. Approval would grant the easements and right-of-way encroachments to the City Public Works Department.

REDEVELOPMENT AGENCY MEETING OF JANUARY 16, 2002

Business Development

Item 3 - DISCUSSION AND POSSIBLE ACTION REGARDING DEDICATION OF REQUIRED RIGHTS OF WAY TO THE CITY OF LAS VEGAS ON LAND LOCATED ON THE SOUTHEAST CORNER OF LAS VEGAS BLVD AND CLARK AVENUE AND THE SOUTHWEST CORNER OF 6TH STREET & CLARK AVENUE (APN 139-34-310-062 & APN 139-34-710-001)

MINUTES – Continued:

MAYOR GOODMAN asked if there is going to be a new entity occupying the Bull Dog restaurant. MR. GORP replied that he was not aware of that but offered to look into it.

There was no further discussion.

(12:07 – 12:08)

3-280



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JANUARY 16, 2002

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

KENNETH GEORGE GREENHALL stated that there is a classified government conspiracy called Jesus Christ/Nostradamus/Y2K, and that there is a real man named Jesus Christ that is a certified undercover agent of the government. MR. GREENHALL complained that he would like to get some publicity on this issue but is being blocked by the media. He would like to be given some direction on where he can begin to get publicity. MAYOR GOODMAN indicated that the Council could not take action on this matter.

(12:10 – 12:13)

3-373

THE MEETING ADJOURNED AT 12:09, RECONVENED AT 12:10 TO GO INTO CITIZENS PARTICIPATION, AND ADJOURNED AGAIN AT 12:13 P.M.

Respectfully submitted: _____

GABRIELA S. PORTILLO-BRENNER

February 15, 2002

BARBARA JO RONEMUS, SECRETARY